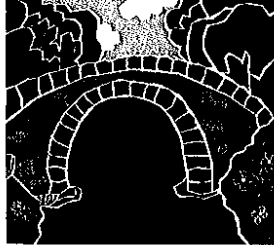




**CITY OF CENTRAL POINT
PLANNING COMMISSION AGENDA
August 3, 2010 - 6:00 p.m.**



Next Planning Commission
Resolution No. 773

I. MEETING CALLED TO ORDER

II. ROLL CALL

Connie Moczygemba, Chuck Piland, Pat Beck, Mike Oliver, Justin Hurley, Tim Schmeusser and Keith Wangle

III. CORRESPONDENCE

IV. MINUTES - Review and approval of July 6, 2010 Planning Commission Minutes and June 1, 2010 Planning Commission Study Session Minutes

V. PUBLIC APPEARANCES

VI. BUSINESS

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- A. File No. 10010.** Continued discussion of proposed amendments to the Tourist and Office-Professional (C-4) zoning district. **Applicant: City of Central Point**

VII. DISCUSSION

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

**City of Central Point
Planning Commission Minutes
July 6, 2010**

I. MEETING CALLED TO ORDER AT 6:00 P.M.

II. ROLL CALL

Commissioners Connie Moczygamba, Chuck Piland, Mike Oliver, Tim Schmeusser, and Justin Hurley were present. Keith Wangle and Pat Beck were absent.

Also in attendance were: Tom Humphrey, Community Development Director; Don Burt, Planning Manager; Connie Clune, Community Planner; Dave Jacob, Community Planner; and Didi Thomas, Planning Secretary.

III. CORRESPONDENCE - None

IV. MINUTES

Justin Hurley made a motion to approve the minutes of the April 6, 2010 Planning Commission meeting as submitted. Tim Schmeusser seconded the motion. ROLL CALL: Piland, yes; Oliver, yes; Hurley, yes; Schmeusser, yes. Motion passed.

V. PUBLIC APPEARANCES - None.

VI. BUSINESS

- A. File No. 07106.** Consideration of a Major Modification application of the approved Conditional Use Permit to include expansion of Anytime Fitness to the second floor of the Crossing at Center Point building at 312 Oak Street, Central Point, Oregon. The subject property is located in the TOD-HMR, Transit Oriented Development-High Mix Residential/Commercial zoning district. The subject property is identified on the Jackson County Assessor's map as 37S 2W 11BB, Tax Lots 500, 600 and 700. **Applicant: Tom Malot Construction Co., Inc.; Agent: Tommy Malot**

There were no conflicts or ex parte communications to disclose.

Community Planner Connie Clune presented the staff report, stating that there were two elements to be addressed in this modification request. In 2007, The Crossing was designated as a multi-use building. The requested modification focuses on the second

story suites. Anytime Fitness, the fitness center which currently exists on the ground floor of the building would like to expand into two of the suites located on the second floor to be accessed by an internal stairwell. Additional insulation would be added to ensure compatibility with the residential uses located on the third floor.

In addition, the applicant is requesting more flexibility with the potential future uses that might occur on the second floor. Additional suites could be utilized for future expansion of the fitness center as personal service businesses are allowed in this zoning district. Applicant asks that the Community Development Director be allowed to determine the appropriateness of future uses.

Ms. Clune advised that there was adequate parking available in the immediate area and shared parking with the City and library is encouraged. Staff recommends approval of this modification application with additional language to condition #3 "proposed and future".

The public portion of the hearing was opened.

Applicant Tommy Malot came forward and advised that Anytime Fitness was bringing a lot of people to Central Point and that the proposed expansion would be a positive step. Mr. Malot stated that there were no conflicts with parking. All residential units are currently occupied and with the addition of a drop ceiling and more insulation, noise will not be a problem for residents on the third floor.

Dick Carney, owner of the building, came forward and added that they will ensure that the activities in the fitness center won't interfere with the tenants.

The public hearing was then closed.

Chuck Piland made a motion to approve Resolution 772, a resolution granting approval of a major modification to an approved conditional use permit for the expansion of Anytime Fitness to the second floor of the Crossing at Center Point located at 312 Oak Street, Central Point, Oregon based on the standards, findings, conclusions and recommendations stated in the modified staff report with the language change to condition number 3 to read: *The second story fitness center expansion (proposed and future) shall be limited to activities that do not cause excessive vibration or noise.* Justin Hurley seconded the motion. ROLL CALL: Piland, yes; Oliver, yes; Hurley, yes; and Schmeusser, yes. Motion passed.

B. File No. 10001. Continued discussion of proposed amendments to the Tourist and Office-Professional (C-4) zoning district. Applicant: City of Central Point

Planning Manager Don Burt advised Commissioners that the proposed amendments to

the Tourist and Office-Professional (C-4) zoning district were still in draft form. Mr. Burt advised that he and Tom Humphrey, Community Development Director, had met with a group of property owners in the community to obtain input on the suggested revisions to code. The group found the proposed changes to be too restrictive and were going to provide written comment.

Mr. Burt then reviewed the draft of proposed changes to Chapter 17.44 CPMC for the C-4 zoning district. Discussion covered the topics of purpose/definition of the district, design standards, allowed uses, block standards, site regulations, parking regulations, pedestrian access ways, and building standards. Commissioners agreed that the proposed draft required additional discussion and continued further consideration to the August 3rd meeting.

VII. DISCUSSION

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

Tom Humphrey stated that design work was underway for improvements to the I-5 overpass.

Mr. Humphrey advised that the developer was looking for financing for construction of the railroad crossing in Twin Creeks and also needed to solve some floodplain issues.

Stephanie Holtey, Flood Plain Manager, gave Commissioners an update on flood plain map issues and advised that there would be an open house in August with articles in the City newsletter as well.

X. ADJOURNMENT

Chuck Piland made a motion to adjourn the meeting. Tim Schmeusser seconded the motion. Meeting was adjourned at 8:10 p.m.

The foregoing minutes of the July 6, 2010 Planning Commission meeting were approved by the Planning Commission at its meeting on the _____ of _____, 2010.

Planning Commission Chair

**City of Central Point
Planning Commission
Study Session Minutes
June 1, 2010**

I. MEETING CALLED TO ORDER AT 6:05 P.M.

II. ROLL CALL

Commissioners Connie Moczygemba, Pat Beck, Tim Schmeusser, Keith Wangle, and Justin Hurley were present.

Also in attendance were: Tom Humphrey, Community Development Director; Don Burt, Planning Manager; Connie Clune, Community Planner; Dave Jacob, Community Planner; and Didi Thomas, Planning Secretary.

III. DISCUSSION

C-4 Zoning District Amendments

Planning Manager Don Burt advised the Commissioners that the purpose of the study session this evening was to discuss the basic concepts for the proposed changes to the C-4 zoning district and that details (specific standards) would be discussed at a later time. Mr. Burt asked that the focus be on design elements. Staff would be meeting with an ad hoc committee of business people on June 10, 2010 and wished to impart the Planning Commission's wishes at that time in order to provide direction to the businessmen.

The City's Strategic Plan that was adopted in May of 2007 expressed a desire to maintain a "small town" environment as one of the City's core goals, a community that was walkable with buildings designed to project more human scale with attractive streetscapes and pedestrian ways. Connectivity between destinations by way of pedestrian paths is key to creating and maintaining walkability in the community.

Connie Moczygemba expressed concerns for design criteria to apply also to the service components of new construction that abut residential areas.

Tom Humphrey, Community Development Director, pointed out that building orientation on a property could also serve as a buffer to interface with residential properties.

“Transparency” and the creation of human scale, Mr. Burt said, is created by utilizing window space for display areas, awnings over storefronts and vegetation. This is what provides a small town feel.

Commissioners expressed concerns about design criteria, and making Central Point look “cute”. Mr. Burt stated that any given standard doesn’t guarantee quality and that we certainly wouldn’t want to create a theme. Architecture should be functional and can be broken up with the use of different materials. The code amendments do not advocate an architectural theme.

Commissioners generally agreed that there should be 40% transparency as a design standard and this would apply to public street frontage where there is pedestrian movement. Walkability and human scale were also considered to be necessary components for consideration.

Mr. Burt said that future study sessions would deal with refining design requirements in conjunction with uses.

Justin Hurley expressed concerns about where the funding would come from for infrastructure improvements. Don Burt said that this would always be a constant issue.

Keith Wangle mentioned tree clearance and canopy as a concern. This is where the sidewalk widths would be important to compensation. Mr. Burt noted that streetscape design is always fraught with compromises which should be made consciously.

IV. ADJOURNMENT

Meeting was adjourned at 6:55 p.m.

The foregoing minutes of the June 1, 2010 Planning Commission Study Session were approved by the Planning Commission at its meeting on the _____ of _____, 2010.

Planning Commission Chair

**PROPOSED AMENDMENTS TO TOURIST
AND OFFICE-PROFESSIONAL (C-4)
ZONING DISTRICT**

STAFF REPORT



Planning Department

Tom Humphrey, AICP,
Community Development Director/

STAFF REPORT

August 3, 2010

AGENDA ITEM: File No. 10010

Continued discussion of proposed amendments to the Tourist and Office-Professional (C-4) zoning district; **Applicant:** City of Central Point.

STAFF SOURCE:

Don Burt, Planning Manager

MEETING OBJECTIVE:

The objective of this meeting is to:

1. Update the Planning Commission on recent discussion with the CAC regarding the draft C-4 district ordinance;
2. Introduce of an alternative draft C-4 ordinance addressing changes in use only to remove the Large Retail Establishment size limitation (Attachment "A");
3. Distribute comments from the C-4 Business Committee (Attachment "B"); and
4. Continue discussion and direction.

BACKGROUND:

Since the July 6th Planning Commission staff has met with the Citizens Advisory Committee (CAC) to discuss the draft C-4 ordinance, and has received written comments from the C-4 Business Committee. Similar to the Planning Commission the CAC requested that discussion on the draft ordinance be continued to allow for additional deliberation. The CAC will meet again in August to continue their discussion. In Attachment "B" the written comments from the C-4 Business Committee are presented. In general they find the draft proposal to be too restrictive.

ISSUES:

Based on discussions with all parties there is a number of issues that need to be addressed. The issues are presented below with comments in *italics*. The comments in italics are based on staff's on-going preparation of findings to support a C-4 amendment.

1. **C-4 Purpose.** There has been some concern that the purpose of the C-4 district is too comprehensive and may lead to the assumption that residential uses are required of all development. There is further concern that the reference to "small town" is to subjective. These concerns have been voiced by the C-4 Business Committee (Attachment "B").

Until the Comprehensive Plan is modified to reflect the City's ultimate development objective for the C-4 district it is recommended that the intent remain as currently stated in CPMC 17.44.010. The Comprehensive Plan is very specific about the intent of the C-4 district, and if challenged the Comprehensive Plan does take precedence.

It is also appropriate to address the issue of "small town" at such time as the Comprehensive Plan is updated (pending RPS process). However, as used in the draft amendment the term

"small town" is not used as a standard, but as simply a goal statement.

2. **Use Standards.** Use of the NAICS does not appear to be an issue; however, there is some concern (limited) in allowing "Large Retail Establishments" in excess of 80,000 sq. ft. without design controls.

It has been requested by the C-4 Business Committee that the list of uses be expanded to include wholesale uses and automotive sales.

Use of the NAICS is a worthwhile pursuit; however, because of the unique nature of the C-4 district and its history of permitted and conditional uses it is recommended that the use of the NAICS be postponed until the City modifies the Comprehensive Plan, particularly relative to the purpose of the C-4 district. Attachment "A" retains the current list of permitted and conditional uses, with some exceptions as noted in Attachment "A".

The unrestricted inclusion of "Large Retail Establishments" as a permitted use can be justified along the lines of "community shopping centers", which are already being allowed as a permitted use in the C-4 district.

Presently, in the existing and proposed code wholesale uses are not allowed, nor are automobile and/or truck sales.

3. **Block Standards.** The block standards are too confusing and restrictive, and will cause additional cost to the developer.

The use of block standards is a common practice in many cities. In lieu of the block standard it is possible to rely on the Site Plan Review process to discretionarily address connectivity. Attachment "A" eliminates the block standard and relies on the Site Plan Review (Section 17.72) process to address connectivity.

4. **Site Design Standards.** The primary concern is the requirement that no parking be allowed between the right-of-way and the building, and that such a requirement would have a negative impact on commercial development.

Attachment "A" includes site design standards as presented in the existing C-4 ordinance, all other site design standards will be addressed at time of Site Plan Review (Section 17.72).

5. **Building Design Standards.** There is some concern regarding the mandatory imposition of building design standards and the cost of those standards, particularly the requirement for glazing and the façade articulation standards.

Currently, Section 17.72 of CPMC regulates building design through the Site Plan Review process. In attachment "A" the Building Design standards have been removed, relying on the Site Plan Review process to regulate building design. Another option is in lieu of codifying the design standards they can be re-packaged as design guidelines to be used for reference purposes only during the Site Plan Review process.

EXHIBITS/ATTACHMENTS:

Attachment "A" – General Commercial (C-4) Draft Alternative Ordinance 08-03-10
Comments from the C-4 Property Owners Committee (Attachment "B")

ACTION:

Discussion and direction.

RECOMMENDATION:

Direct staff to modify the draft per discussion, and to schedule a public hearing on October 5, 2010 to consider the final draft and forward a recommendation to the City Council.

C-4

CHAPTER 17.44 C-4 TOURIST AND OFFICE- PROFESSIONAL DISTRICT

17.44.000 Sections

- Section 17.44.010 Purpose
- Section 17.44.020 Permitted Uses
- Section 17.44.030 Conditional Uses
- Section 17.44.040 Height Regulations Development Standards
- ~~Section 17.44.050 Area, Width, and Yard Requirements~~
- Section 17.44.060 General Requirements
- Section 17.44.070 Signs and Lighting of Premises
- Section 17.44.080 Off-Street Parking

17.44.010 Purpose

The C-4 District is intended to provide for the development of concentrated tourist commercial and entertainment facilities to serve both local residents and traveling public, and also for the development of compatible major professional office facilities. C-4 development should occur at locations that will maximize ease of access and visibility from the Interstate 5 freeway and major arterial streets and to be convenient to the users of Expo Park, the airport, and downtown.

17.44.020 Permitted Uses

The following uses are permitted in the C-4 district:

- A. Professional and financial, including:
 - a. Banks and similar financial institutions,
 - b. Accounting and bookkeeping offices,
 - c. Real Estate Offices
 - d. Insurance Company Offices,
 - e. Legal Services,
 - f. Architectural and Engineering Services,
 - g. Professional Photo or Art Studios,
 - h. Counseling Services,
 - i. Corporate or Government Offices;
- B. Tourist and Entertainment-Related Facilities, including:
 - a. Convenience Market, Meat, Poultry, Fish and Seafood Sales; Fruit and beverage Stands,
 - b. Drugstores,
 - c. Automobile Service Station, Automobile and Recreational Vehicle Parts Sales and Repairs; and Truck Rentals,
 - d. Motel and Hotel,
 - e. Walk-In Movie Theater,

- f. Bowling Alley,
- g. Photo and Art Galleries,
- h. Photo Processing Pickup Station,
- i. Travel Agencies,
- j. Barber and Beauty Shops,
- k. Sit-Down Restaurants or Dinner Houses (including alcohol),
- l. Cocktail Lounges and Clubs serving alcoholic beverages,
- m. Tavern with Beer Only,
- n. Commercial Parking Lot,
- o. Community Shopping Centers which may include any of the permitted uses in this section and may also include the following uses:

- i. Supermarkets,
- ii. Department Stores,
- iii. Sporting Goods,
- iv. Books and Stationary,
- v. Gifts, Notions and Variety,
- vi. Florists,
- vii. Leather Goods and Luggage,
- viii. Pet Sales and related supplies,
- ix. Photographic Supplies,
- x. Health Food,
- xi. Self-Service Laundry,
- xii. Antique Shop,
- xiii. Delicatessen,
- xiv. Pastry and Confectionery,
- xv. General Apparel,
- xvi. Shoes and Boots,
- xvii. Specialty Apparel,
- xviii. Jewelry,
- xix. Clocks and watches, Sales and Service,
- xx. Bakery, retail only,
- xxi. Bicycle Shop,
- xxii. Audio, Video, Electronic Sales and service,
- xxiii. Printing, Lithography and Publishing,

p. Mobile Food Vendors,

q. State-Regulated Package Liquor Stores,

r. Other uses not specified in this or any other district, if the planning commission finds them to be similar to the uses listed above and compatible with other permitted uses and with the intent of the C-4 district as provided in Section 17.60.140.

s. Large Retail Establishments ~~eighty thousand (80,000) square feet or less as defined in Section 17.08.010, Retail Establishment, Large.~~

17.44.30 Conditional Uses

- A. The following uses are permitted in the C-4 district when authorized in accordance with Chapter 17.76:
- a) Campgrounds and recreational vehicle overnight facilities,
 - b) Drive-In Movie Theater,

- c) Golf Course/Driving Range,
- d) Ice and Roller Skating Rinks,
- e) Dance Halls,
- f) Billiard/Pool Halls,
- g) Miniature Golf Courses,
- h) Amusement Center (Pinball, Games, etc.),
- i) Nonindustrial Business/Vocational Schools,
- j) Physical Fitness/Conditioning Center; Martial Arts Schools,
- k) Carwash,
- l) Taxicab Dispatch Office,
- m) Ambulance/Emergency Services,
- n) Day Care Center,
- o) Drive-In Fast Food Outlets,
- p) Other Specialty Food Outlets, ~~Mobile Food Vendors,~~
- q) Television and Radio Broadcasting Studio,
- ~~r) Retail Auto Parts Sales,~~
- ~~s)r) Accessory buildings and uses customarily appurtenant to a permitted use, such as incidental storage facilities, may be permitted as conditional uses when not included within the primary building or structure,~~
- s) Permitted uses that are referred to the planning commission by city staff because they were found to exhibit potentially adverse or hazardous characteristics not normally found in uses of a similar type and size.

B. Uses other than those listed above may be permitted in a C-4 district when included as a component of a commercial, tourist, or office-professional planned unit development that consists predominantly of uses permitted in the zone and is planned and developed in accordance with Chapter 17.68. These uses shall include the following:

- i) Department Stores,
- ii) Sporting Goods,
- iii) Books and Stationery,
- iv) Gifts, Notions and Variety,
- v) Florists,
- vi) Leather Goods and Luggage,
- vii) Pet Sales and related supplies,
- viii) Photographic Supplies,
- ix) Health Food,
- x) Self-Service Laundry,
- xi) Antique Shop,
- xii) Delicatessen,
- xiii) Pastry and Confectionery,
- xiv) General Apparel,
- xv) Shoes and Boots,
- xvi) Specialty Apparel,
- xvii) Jewelry,
- xviii) Clocks and watches, Sales and Service,
- xix) Bakery, retail only,
- xx) Bicycle Shop,
- xxi) Audio, Video, Electronic Sales and service,
- xxii) Printing, Lithography and Publishing,

Section 17.44.030 Development Standards. The following standards address the basic site design requirements for all development within the C-4.

Table 17.44.030 Development Standards, C-4 District	
Standard	
Minimum Lot Area	5,000 sq. ft.
Minimum Lot Width	50 ft.
Minimum Lot Depth	100 ft.
Building/Structure Height (feet) *Except when authorized for telecommunication antenna support structures, or other antenna structures or signs.	60 ft.
Lot Coverage (% of site area)	None, provided setback, parking, and loading requirements are met
Minimum Landscaped Area (% of site area)	10%
Minimum Building/Structure Setbacks (Section 17.44.0) Front Yard Side Yard Rear Yard When abutting residentially zoned/planned lands	10 ft. 5 ft. plus ½ foot for each foot by which the building height exceeds 20 ft. 10 ft. 20 ft.
Build-To Lines (feet)	See Section 17.44.0
Fences/Walls Front Yard Interior Side Yard Rear Yard Street Side	4 ft. 6 ft. 6 ft. 4 ft.
*Height may be exceeded with approval of a Conditional Use Permit per Section 17.76	

Section 17.44.060 General Requirements

- A. Uses that are normally permitted in the C-4 district but that are referred to the planning commission for further review, per Section 17.44.030(A)(19), will be processed according to application procedures for conditional use permits. No use shall be permitted and no process, equipment or materials shall be used which are found by the planning commission to be harmful to persons living or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination or glare, or are found to involve any hazard of fire or explosion.
- B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, with the exception of off-street parking and loading areas, outdoor eating areas, service stations, outdoor recreational facilities, recreational vehicle overnight facilities, and other compatible activities, as approved by the planning commission.
- C. Open storage of materials related to a permitted use shall be conditionally permitted only within an area surrounded or screened by a solid wall or fence having a height of six feet; provided, that no materials or equipment shall be stored to a height greater than that of the wall.
- D. Front yard areas shall be planted with lawn, trees, shrubs, flowers or other suitable landscaping materials and shall be continuously maintained in good condition and in an attractive manner. In cases where the buildings are set back to provide off-street parking in the front yard area, a landscape strip having a minimum width of ten feet shall be established and maintained along the front lot line.

Section 17.44.070 Signage Standards

- A. No illuminated sign or lighting standards used for the illumination of premises shall be so designed and installed that their direct rays are toward or parallel to a public street or highway or directed toward any property that lies within a residential (R) district.
- B. No red, green or amber lights or illuminated signs may be placed in such a location or position that they could be confused with, or may interfere with, any official traffic-control device, traffic signal or directional guide signs.
- C. Signs in the C-4 district shall be permitted and designed according to provisions of Chapter 15.24 and with Section 17.60.110.

Section 17.44.080 Off-Street Parking

Off-street parking and loading spaces shall be provided as required in Chapter 17.64.

Dear Mr. Humphrey and Mr. Burt,

I am sending this letter on behalf of a group of property owners on the east side of Central Point. As such, we are stakeholders in the City's efforts at creating a new C-4 zone. We have reviewed the draft C-4 zone. Although it provides a good starting point from which to work, we believe that some aspects of it would effectively prevent any development from taking place on the east side of the freeway. The resulting stagnation is not good for the economy, developers, contractors, future customers, and those who may obtain employment when/if development takes place on the east side.

At the outset, we believe it is important to recognize that the east side of Central Point has a different character than the downtown core. It is separated by Interstate 5, and has a much more suburban feel than the west side of the freeway. Without commercial development on the east side, east side residents are more likely to travel to Medford for shopping, rather than to the west side of Central Point.

Specifically, our observations and requested revisions to the proposed ordinance are as follows:

1. Removal of references to "small town" atmosphere. Although this terminology is pleasing on its surface, we are concerned about the highly subjective nature of such a term. For example, staff, planning commission, or council might see fit to deny a project, simply because it is too large to be considered "small town" in nature. A "small town" effect could be expressed through objective provisions in the ordinance, rather than a vague reference to "small town." If you asked ten people what constitutes a "small town" atmosphere, you would get ten different responses.

More importantly, we believe the "small town" references could not sustain a legal challenge. Oregon law requires "standards that are clear enough for an applicant to know what he must show during the application process." ORS 227.173(1); *State ex rel West Main Townhomes, LLC v. City of Medford*, 233 Or App 41 (2009); *Lee v. City of Portland*, 57 Or App 798 (1982). Simply stating that a development must adhere to a "small town" scheme is too vague to be enforceable under the ORS, *State ex rel West Main Townhomes, LLC*, and *Lee*.

2. Removal of references to “mixed-use” in the purpose statement. There is no reason that the C-4 zone could not permit commercial and residential mixes, but the reference might lead to an implication that a development must be mixed-use. Such a requirement might render development unfeasible in the east side of Central Point, along Biddle Road. Further, it may be incompatible to mix residential and commercial uses in that area, given the presence of large trucks frequenting the Pilot stop.
3. Wholesale sales and commercial and private vehicle sales uses should be permitted in the C-4 zone, because they are of a similar nature and impact as larger scale retail. For example, a wholesale use such as Costco would have a similar, or greater impact, but would benefit from lesser standards in the zoning near the intersection of Biddle and Table Rock.
4. Removal of the restriction that a parking lot may not be located between the building and the public street. The requirement, as drafted, results in higher architectural and aesthetic design costs, as what would normally be the back of a building now becomes the “front” or main entrance. Additionally, there is a practical detriment in that any large retail establishment will need a back area for loading and unloading goods. Rerouting parking to the back would create a conflict between customers and delivery trucks and other essential logistical functions of a retail store.
5. Lot and block standards are too restrictive. The latest draft permits blocks no larger than 600’ x 300,’ with a maximum perimeter of 1600.’ It should be noted that if a development utilized the maximum 600’ x 300,’ the perimeter would be 1800,’ exceeding the 1600’ limit. This might be an error, because the previous draft of the ordinance provided a limit of 1800.’ In any event, the lot and block standards are a major impediment to development. They are vague and difficult to understand for potential developers, which will lead to difficulty in understanding and implementing for staff and planning commissioners or city council. This could lead to the enforceability problem outlined in paragraph 1. At best, they are discouraging to development, which we believe would render Central Point at a competitive disadvantage to neighboring cities. A review of other cities’ ordinances leads to the conclusion that the lot and block standards are very uncommon.
6. The building design standards in 17.44.035 are too restrictive and will result in unnecessary cost. The variety of permitted architectural features is

limited, and the amount of glazing is excessive, both in terms of cost, and to attractiveness to retail development. Architectural adornment standards should be limited only to those facades with public entrances when the façade is 100' long or more. Other facades that are only visible from service areas and screened from abutting properties and customer parking should be exempt from the building design standards in 17.44.035.

7. The large commercially zoned property on the east side of Central Point on Biddle Road has been vacant for over ten years, since annexation. That period of time includes the most substantial real estate boom this area has ever seen. The reason for the lack of activity there is that the zoning standards have worked to deter development. With some code revisions, the property could be developed, with positive economic ramifications and increased tax base for Central Point. A large scale retail establishment will spur smaller retail and mixed-use development in the vicinity.

Thank you for your consideration,

